



## ACTON PLANNING BOARD

### Minutes of Meeting July 11, 2006 Acton Memorial Library

Planning Board members Mr. Greg Niemyski (Chairman), Mr. Christopher Schaffner (Vice Chair), Mr. William King, Mr. Edmund Starzec, Ms. Ruth Martin, Mr. Michael Densen and associate Mr. Alan Mertz attended. Also present were Town Planner, Mr. Roland Bartl and Secretary, Ms. Kim DelNigro.

Absent was Mr. Bruce Reichlen.

Mr. Niemyski called the meeting to order at 8:00 PM.

#### **I. Citizens Concerns**

No concerns

#### **II. Consent Agenda**

Item A, Minutes of 6/27/06, Item B, Bond Figure for 68 Willow Street, Item C, Additional Extension of Decision (05-02) – 17 Washington Drive passed by unanimous vote.

#### **III. Reports**

**EDC:** No meeting since last report.

**CPC:** No meeting since last report.

#### **IV. Senior Residence of a Special Permit Application- Woodlands at Laurel Hill, Lot 4**

Mr. Niemyski opened the public hearing at 8:15PM and appointed Mr. Mertz to sit as a full Board member for the purpose of this matter. The applicant, Mr. David Hale, and his engineers, Mr. William Murray and Mrs. Susan Sullivan, consultant, of PLACES Site Consultants, Inc. and Mr. Steve Anderson, Town Counsel, were present.

Mr. Steve Anderson, Town Counsel, reviewed and explained the Board of Appeals Comprehensive Permit (40B) approval for the Woodlands project, and the agreement and fourth amendment, under which the Planning Board is anticipated to issue a special permit for the Senior Residence development portion of the project. This special permit, if granted, would convert the condominium portion of the Woodlands 40B project to a senior residence development under local zoning with fewer affordable units, and a greater contribution from the project to the Town for public safety improvements in North Acton.

Mr. David Hale and Mrs. Susan Sullivan, explained the application for the Lot 4 of Woodlands at Laurel Hill had been previously approved with conditions by the Board of Appeals as part of a larger 40B project, which included 296 rental units on adjacent land, and on Lot 4 a 64-unit home ownership condo project without age restrictions and 25%, or 16 affordable units. This application under section 9B of the zoning bylaw comes as a proposed modification of the Woodlands 40B project affecting Lot 4 only. The aforementioned 40B permit and Agreement between Woodlands and the Town anticipate this application for a Senior Residence special permit for homeownership senior restricted housing with a 10% affordability component, or 6 units, in what is essentially the same development plan on Lot 4. Mr. Hale stated that its impact has been thoroughly reviewed by all relevant town boards as well as the state and many review agencies. Mr. Hale is asking for waivers to many duplicative submission requirements for the Special Permit process.

The Planning Board questions and concerns:

- Improvements with sidewalks Applicant: Aware but stated no adequate room for sidewalks.
- Traffic calming devices were discussed
- Explain proposed age restrictions

Abutters in attendance raised questions and concerns:

- Lighting and water conservation
- Public facility location
- Traffic calming devices

The Board has directed the applicant to provide plan revisions to the staff to address outstanding concerns, and asked staff to draft a decision for voting at the next meeting. The motion was made to continue the public hearing on August 8, 2006 at 8:30 PM and to extend the decision deadline. The motion passed unanimously.

Ms. Martin moved to close the meeting, Mr. Densen 2<sup>nd</sup>; all voted in favor.

The meeting adjourned at 9:35 PM.